091.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,065,400 / 1,065,400
					USE VALUE:	1,065,400 / 1,065,400
					ASSESSED:	1,065,400 / 1,065,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RHEE JAMES &
Owner 2:	CHENG JENNY
Owner 3:	
Street 1:	91 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENDIRCIOGLU RECEP C -
Owner 2:	KENDIRCIOGLU ASLIHAN -
Street 1:	91 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 3101 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6103.000	643,200		422,200	1,065,400
Total Card	0.140	643,200		422,200	1,065,400
Total Parcel	0.140	643,200		422,200	1,065,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.59 | /Parcel: 343.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 273963
GIS Ref:
GIS Ref:
Insp Date: 03/14/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	643,300	0	6,103.	422,200	1,065,500	1,065,500	Year End Roll	12/18/2019
2019	101	FV	498,200	0	6,103.	428,200	926,400	926,400	Year End Roll	1/3/2019
2018	101	FV	498,200	0	6,103.	319,600	817,800	817,800	Year End Roll	12/20/2017
2017	101	FV	498,200	0	6,103.	289,500	787,700	787,700	Year End Roll	1/3/2017
2016	101	FV	581,100	0	6,103.	277,400	858,500	858,500	Year End	1/4/2016
2015	101	FV	567,800	0	6,103.	235,200	803,000	803,000	Year End Roll	12/11/2014
2014	101	FV	567,800	0	6,103.	223,100	790,900	790,900	Year End Roll	12/16/2013
2013	101	FV	567,800	0	6,103.	212,300	780,100	780,100		12/13/2012

!15310!

PRINT

Date	Time
12/11/20	05:02:57

LAST REV

Date	Time
05/11/17	10:22:59

ekelly

USER DEFINED

Prior Id # 1:	58494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENDIRCIOGLU RE	66669-45		1/13/2016		844,000	No	No		
SEAVER PROPERTI	50375-130		11/21/2007		754,000	No	No		
C & F REALTY CO	45224-19		5/23/2005	Portion-Asst	1,950,000	No	No		SUBDIVISION

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2010	2382	Redo Bas	32,000					
1/20/2005	40	New Buil	204,000			G9	GR FY09	NEW 2.5 STRY, SF

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2017	SQ Returned	EMK	Ellen K
3/14/2016	Inspected	PT	Paul T
5/4/2011	Info Fm Prmt	BR	B Rossignol
12/13/2008	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
5/17/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6103		Sq. Ft.	Site		0	70.	0.99	5									422,165						422,200	

Total AC/HA: 0.14011 | Total SF/SM: 6103 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,165 | Spl Credit | Total: 422,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05951631
Const Adj.:	0.98980004
Adj $ / SQ:	131.089
Other Features:	127487
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651704
Depreciation:	8472
Depreciated Total:	643232

COMMENTS

SEE SUBDIVISION PLAN, KNOWLES FARM CIRCLE DATED 01/17/2005,RECORDED 1/18/2005, 2005-62. OF=WHIRLPOOL&DBLE SINK. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

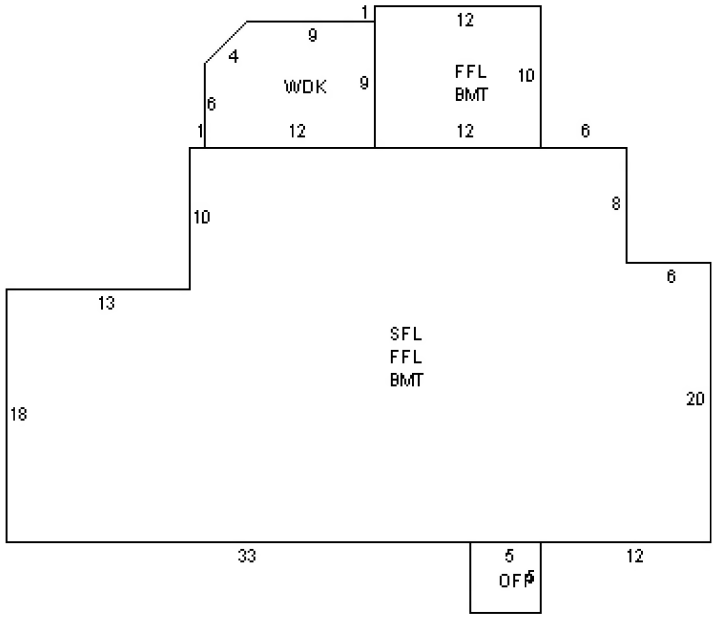
No Unit	RMS	BRS	FL
1	11	5	M
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.62
Special Features:	0	Val/Su Net:	159.41
Final Total:	643200	Val/Su SzAd	250.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,342	53.880	72,304
FFL	First Floor	1,342	131.090	175,921
SFL	Second Floor	1,222	131.090	160,190
WDK	Deck	104	15.460	1,607
OFP	Open Porch	25	43.550	1,089
	Net Sketched Area:	4,035	Total:	411,111
Size Ad	2564	Gross Are	4035	FinArea 3101

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	